

Rogate Parish Council Chair's letter

January has proved to be a busy month.

We have had the consultation on the Traffic Regulation Order (TRO) in Rogate to reduce the speed limit in Rogate village centre to 20mph. The consultation finished on the 6th February and the Parish Council has submitted its support. I hope you have made your comments.

The South Downs National Park Authority (SDNPA) consultation on the possible allocation of land opposite Rogate Village Hall for development of 9 houses. To consider proposals we held a well-attended open meeting and explained how this site was included in the provisional report on the Land Availability Assessment (LAA) published as part of their Local Plan Review currently in process. As a consequence of the meeting and other representations, Rogate Parish Council have agreed they will be opposing this proposed CH236 development site. The agricultural site is directly contrary to our well-regarded Neighbourhood Plan (NP) and the reasons the site was rejected as part of that process (traffic, views, conservation area etc) are still valid as well as additional concerns about flooding and other issues. We shall publish our full response to the consultation on our website following our March full council meeting. The consultation is open to all and runs until the 17th March – we have put details on our website to help you find the SDNPA website page to make your comments.

We have received clarification from SDNPA about the weight given to a Neighbourhood Plan (NP) which is different when considering planning applications and policy changes – their full statement will be put on our website. If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan. In effect it means that full weight will be given to the NP when determining current planning applications but if part of the development plan (such as through the South Downs Local Plan Review) results in conflicts between the new Plan and any existing ones, then the new Plan, once adopted will take precedence.

Housing - rumours that 43 additional houses are going to be built in Rogate village are exaggerated.

- The Rogate Garage site and adjacent bungalow were allocated within our NP as having the potential for 11 dwellings. If just the garage site (as we understand is as currently being marketed as the business is relocating) is sold to a developer there is the potential of 8 additional dwellings
- The North Street site with potential for 9 dwellings currently being consulted upon is a very long way from being accepted as a suitable site for new housing.
- I mentioned in my November letter about Hyde Housing seeking advice from SDNPA planners on the potential development on 2 sites on Parsonage Estate with a view to building 23 new homes. We now know the SDNPA excluded the Hugo Platt site altogether as it is specified a Local Green Space in our Neighbourhood plan. The other proposed site was redeveloping an existing site with 7 houses and replacing these with 17 new homes, a net overall increase of 10 homes. We understand Hyde was advised the SDNPA is not convinced this site could accommodate a total of 17 houses. I gather Hyde have written to all their tenants on the Parsonage Estate with assurances that they will be kept informed of any future plans.

Any development of any site will of course be subject to public scrutiny in a planning application.

We have complained to Highways about the confusion created by the closure of the A272 at Trotton Hill. If you were amongst those in feeling the signs were useless, I would agree.

The annual litter pick has been organised for Saturday 15th March starting at 9.00. Bags and tongs will be available at Rogate Village Hall.

Max

Chair, Rogate Parish Council